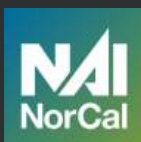




1036 60th Street
OAKLAND, CA 94608



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SECTION 1

Property Information

Executive Summary

SALE PRICE
\$1,425,000

PRICE / UNIT
\$178,125

CAP RATE
6.03%

Other Details

Offering Price:	\$1,425,000
Price / Unit:	\$178,125
Price / SF:	\$307.64
Number of Units:	8
NOI:	\$85,893
Cap Rate:	6.03%
GRM:	9.46
Market Cap Rate:	8.02%
Market GRM:	7.92
Price / unit	4,632 SF
Lot Size:	10,425 SF
Year Built:	1925

Property Highlights

- 8-Unit Multifamily Asset located in Oakland's highly desirable NOBE neighborhood at the convergence of North Oakland, Berkeley, and Emeryville.
- Strong Unit Mix featuring (4) studio units and (4) one-bedroom units, well-positioned to capture consistent East Bay rental demand.
- Large 10,425 SF Corner Lot with a 4,632 SF two-story building, offering excellent visibility and long-term upside potential.
- Recent Capital Improvements include a new roof and an upgraded main electrical system.
- Prime East Bay Location near major employment centers, including Pixar Animation Studios, UC Berkeley, and Emeryville's Bay Street retail district.
- Excellent Commuter Access with proximity to Ashby and MacArthur BART stations and multiple AC Transit lines, providing easy connectivity to Berkeley, Oakland, and San Francisco.

Property Description



Property Description

The Mitchell Warren Team is pleased to present 1036 60th Street, an eight-unit multifamily investment opportunity located in Oakland's highly desirable NOBE neighborhood. The property consists of a two-story apartment building totaling approximately 4,632 square feet on a large 10,425 square foot corner lot. Originally built in 1925, the property features a desirable unit mix of four (4) studio units and four (4) one-bedroom units, well-positioned to meet strong rental demand from the surrounding North Oakland, Berkeley, and Emeryville markets. Recent capital improvements include a new roof and a main electrical system upgrade. With its large parcel size, prominent corner lot positioning, and prime rental location, 1036 60th Street presents a compelling opportunity for investors seeking a value-add multifamily asset in one of the East Bay's most supply-constrained rental markets.

Location Description

1036 60th Street is ideally located in the highly desirable NOBE neighborhood, where North Oakland, Berkeley, and Emeryville converge. This central location provides convenient access to major East Bay employment centers, including Pixar Animation Studios and Emeryville's Bay Street retail district, as well as UC Berkeley. Residents benefit from proximity to the vibrant dining, retail, and entertainment corridors along San Pablo Avenue, Telegraph Avenue, and College Avenue. The property also offers excellent regional connectivity with nearby access to Ashby and MacArthur BART stations and multiple AC Transit lines, making commuting throughout the East Bay and San Francisco convenient.

Additional Photos



Additional Photos

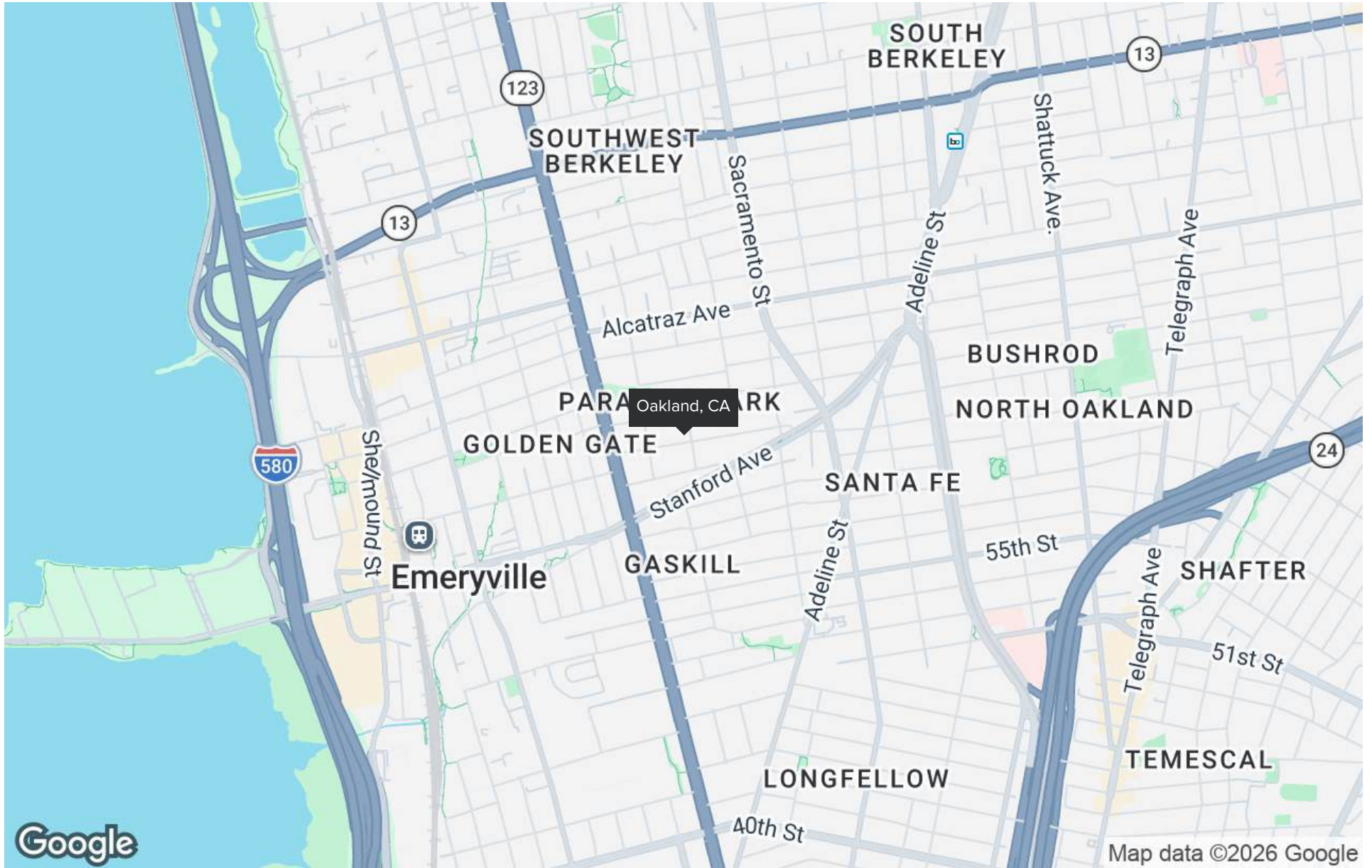




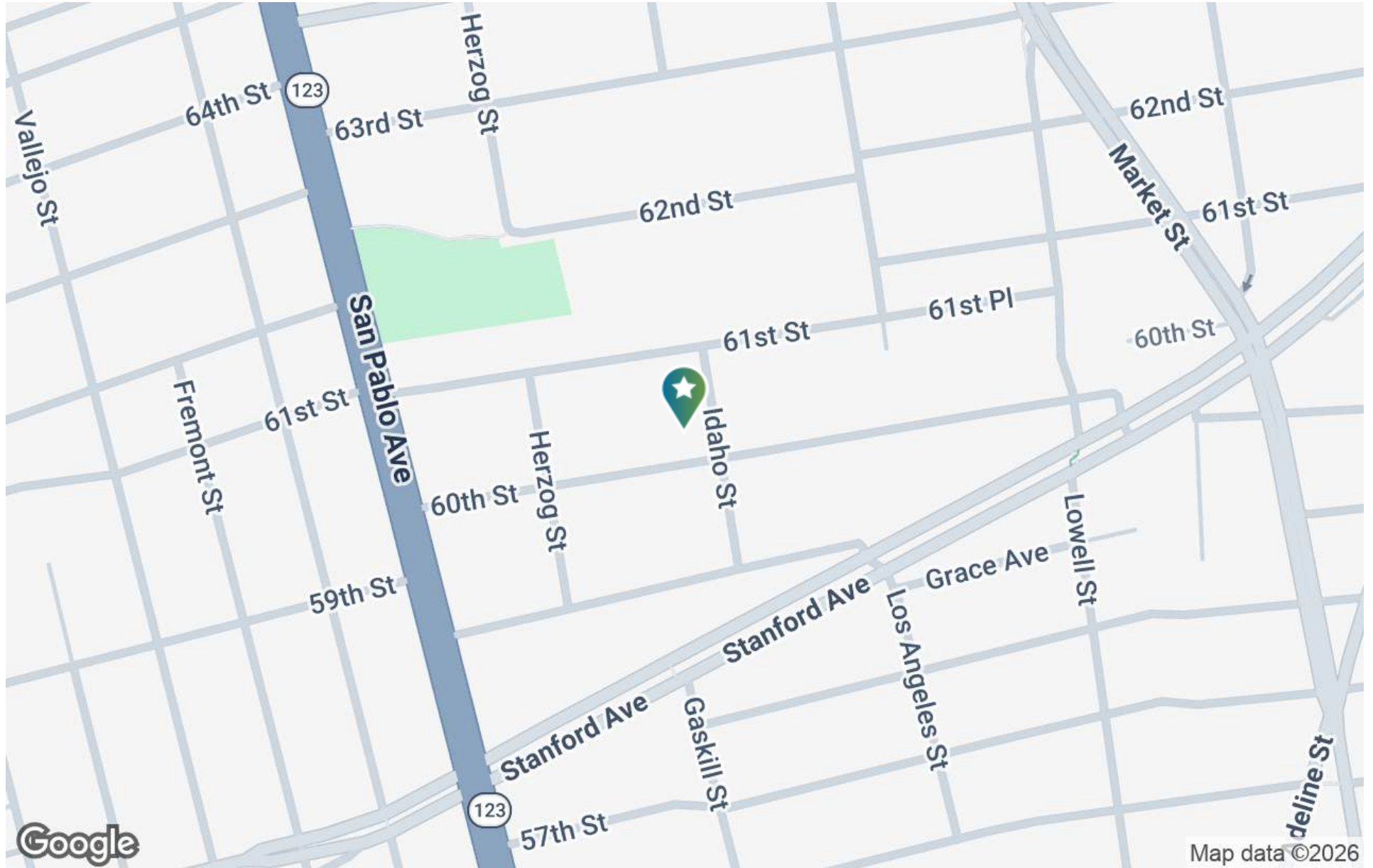
SECTION 2

Location Information

Regional Map



Location Map





SECTION 3

Financial Analysis

Financial Summary

Investment Overview	Current	Market
Price	\$1,425,000	\$1,425,000
Price per Unit	\$178,125	\$178,125
GRM	9.46	7.92
CAP Rate	6.03%	8.02%
Cash-on-Cash Return (yr 1)	3.84 %	10.5 %
Total Return (yr 1)	\$29,370	\$57,826
Debt Coverage Ratio	1.24	1.65
Operating Data	Current	Market
Total Scheduled Income	\$150,663	\$180,000
Vacancy Cost	\$4,519	\$5,400
Gross Income	\$146,143	\$174,600
Operating Expenses	\$60,250	\$60,250
Net Operating Income	\$85,893	\$114,349
Pre-Tax Cash Flow	\$16,419	\$44,875
Financing Data	Current	Market
Down Payment	\$427,500	\$427,500
Loan Amount	\$997,500	\$997,500
Interest Rate	5.7%	5.7%
Debt Service	\$69,474	\$69,474
Debt Service Monthly	\$5,789	\$5,789
Principal Reduction (yr 1)	\$12,951	\$12,951

Rent Roll

Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF
1	0	1	508	\$1,800	\$3.54	\$1,800	\$3.54
2	1	1	650	\$2,000	\$3.08	\$2,000	\$3.08
3	1	1	650	\$1,208	\$1.86	\$2,000	\$3.08
4	0	1	508	\$1,600	\$3.15	\$1,800	\$3.54
5	1	1	650	\$2,200	\$3.38	\$2,000	\$3.08
6	1	1	650	\$1,212	\$1.87	\$1,800	\$2.77
7	0	1	508	\$1,700	\$3.35	\$1,800	\$3.54
8	0	1	508	\$834	\$1.64	\$1,800	\$3.54
Totals/Averages			4,632	\$12,555	\$2.71	\$15,000	\$3.27

Income & Expenses

Income Summary		Current	Per SF
Gross Income		\$146,143	\$31.55
Fixed Expenses	% Of Gross Income	Current	Per SF
Property Tax (1.2779%)	12.5%	\$18,210	\$3.93
Special Assessments (24-25 Actual)	5.4%	\$7,854	\$1.70
Insurance (2025 Actual)	5.3%	\$7,782	\$1.68
Total	23.2%	\$33,847	\$7.31
Operational Expenses	% Of Gross Income	Current	Per SF
Maintenance (Est \$500/unit)	2.7%	\$4,000	\$0.86
Reserves (Est \$200/unit)	1.1%	\$1,600	\$0.35
Electricity & Gas (2025 Actual)	4.8%	\$6,956	\$1.50
Water & Sewer (2025 Actual)	3.4%	\$4,970	\$1.07
Refuse (2025 Actual)	3.9%	\$5,742	\$1.24
Business License/Permits (Est 1.395% Gross)	1.4%	\$2,038	\$0.44
Rent Board (\$137/Unit)	0.7%	\$1,096	\$0.24
Total	18.1%	\$26,403	\$5.70
Gross Expenses	41.2%	\$60,250	\$13.01
Net Operating Income	58.8%	\$85,893	\$18.54



SECTION 4

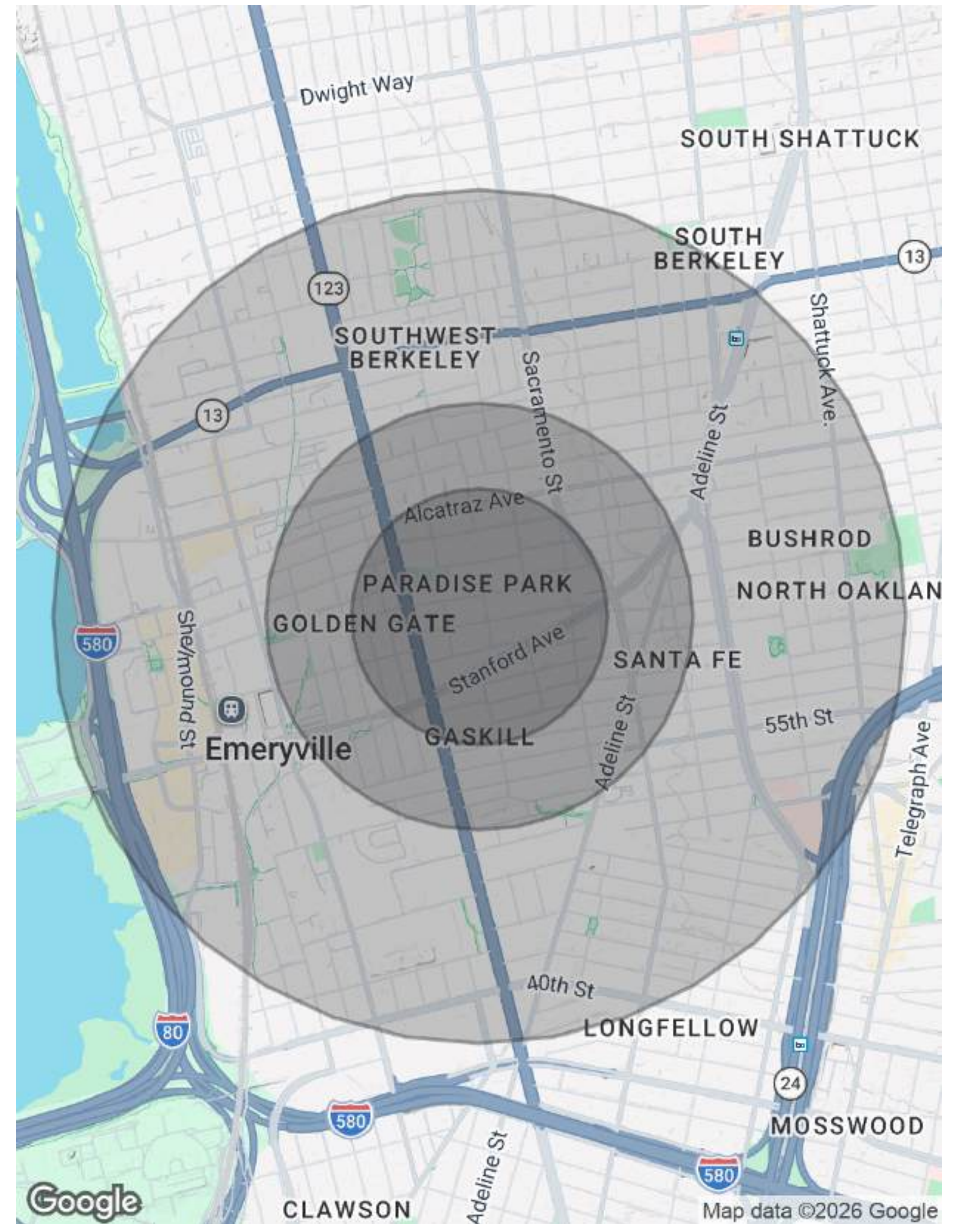
Demographics

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	4,785	11,384	37,749
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,001	4,804	16,625
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$150,534	\$151,959	\$160,673
Average House Value	\$1,170,224	\$1,191,830	\$1,176,879

Demographics data derived from AlphaMap





SECTION 5

About Our Team



Adam Beerli
Investment Advisor

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CalDRE #02121953

Education

University of California,
Santa Barbara

Professional Background

Growing up in a commercial real estate family, Adam developed a love for the industry and a passion for helping others meet their real estate goals. His background in property management and as a property owner has given him unique expertise. Having been in his clients shoes, Adam can offer insight that helps them make sound real estate decisions.

When working with new clients Adam studies their business goals as well as their properties. He keep these goals in mind as he locates opportunities to add value to their real estate initiatives. Adam's goal in the CRE industry is to help people with their investments that can set themselves and future generations up for a lifetime of success and wealth. Adam particularly enjoys interacting with people and educating clients in making the right decision when it comes to investing their hard-earned money.

Adam was born in Berkeley. He grew up in Moraga. Graduated from UC Santa Barbara and has lived in San Diego.

Recent Transactions

9 units, 1635 Martin Luther King Jr Way, Berkeley | \$5,350,000

11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000

6 Units, 1675 Euclid Ave, Berkeley | \$3,925,000

6 units, 2030 Cedar St, Berkeley | \$1,300,000

29 Units, 765 Rand Ave, Oakland | \$8,200,000

33 Units, 175 Santa Rosa Ave, Oakland | \$7,700,000

8 Units, 1610 Milvia St, Berkeley | \$3,500,000

16 Units, 1940 Lakeshore Ave, Oakland | \$4,250,000

29 Units, 4827 Appian Way, El Sobrante | \$7,200,000

8 Units, 83 Glen Ave, Oakland | \$1,500,000



Tim Warren

Senior Vice President

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CalDRE #02008347

Professional Background

Tim Warren, Senior Vice President of NAI Northern California, is a top-producing East Bay agent completing more than \$200M in commercial real estate transactions within the last 24 months. Tim prides himself on his personal service and attention to every detail, which has led him to a large base of repeat and referral clients. Investors trust him to guide them through every step of the real estate process. He ensures all objectives and expectations are exceeded with an expansive network, unparalleled client service, and proven marketing strategies. Tim is arguably one of the most dominant and successful agents in the greater Bay Area. There is no other agent that will provide you the local knowledge with global connections.

Tim comes to NAI Northern California from a successful career as an Executive Manager in the automotive field. He led a team of 30 employees, achieving multiple awards for customer satisfaction and sales volume.

Recent Transactions

- 24 Units, 174 41st St, Oakland | \$5,750,000
- 44 Units, 888 Vermont St, Oakland | \$14,000,000
- 19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
- 88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000
- 11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
- 8 Units, 1205 International Blvd, Oakland | \$1,375,000
- 15 Units, 2427 Hilgard Ave, Berkeley | \$5,250,000
- 10 Units, 1742 Spruce St, Berkeley | \$5,720,000
- 10 Units, 881 W A St, San Lorenzo | \$1,850,000
- 48 Units, 237-263 41st St, Oakland | \$11,650,000
- 12 Units, 410 Evelyn Ave, Albany | \$4,500,000
- 6 Units, 989-991 Vermont St, Oakland | \$1,940,000
- 5 Units, 95 Moss Ave, Oakland | \$2,050,000
- 14 Units, 3543 Brook St, Lafayette | \$6,800,000
- 8 Units, 1434 Lakeshore Ave, Oakland | \$3,200,000
- 24 Units, 226 Athol Ave, Oakland | \$5,100,000



Kent Mitchell

Senior Vice President

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CalDRE #01784628

Education

University of California
Berkeley - BAEastern
Theological Seminary -
MASeveral Leadership
Training Courses and
Programs

Professional Background

Kent Mitchell is Senior Vice President of NAI Northern California with over seventeen years' experience in the Oakland Berkeley and regional Bay Area multifamily office and retail markets. A graduate of the University of California Berkeley Kent is a California Real Estate Broker who began his own real estate investment career purchasing a four-plex in the 1990s followed by larger partnership acquisitions. Kent has represented clients and partners in commercial transactions ranging in size from under \$2 million to over \$60 million. As a broker and investor Kent has facilitated various aspects of purchase finance management capitalization improvement refinance and sale of well over \$100 million in regional and international commercial real estate. Kent facilitates transactions throughout the Bay Area applying his deep knowledge of rent control in core Bay Area cities and his expertise in capitalization strategies to help buyers and sellers locate the right opportunities and obtain the best pricing in their real estate purchase and sales.

Recent Transactions

- 10 Units, 1742 Spruce St, Berkeley | \$5,720,000
- 11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
- 13,560 SF, 1620 San Pablo Ave, Berkeley | \$10,350,000
- 14 Units, 6521 San Pablo Ave, Oakland | \$5,510,000
- 14,098 SF, 524-530 8th St, Oakland | \$4,295,000
- 15 Units, 2427 Hilgard Ave, Berkeley | \$5,250,000
- 19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
- 22,160 SF, 2120 Broadway, Oakland | \$8,200,000
- 25 Units, 3535 Brook St, Lafayette | \$12,000,000
- 48 Units, 237-263 41st St, Oakland | \$11,650,000
- 88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000



Randell Silva

Senior Investment
Advisor

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Professional Background

Randell Silva is a knowledgeable, motivated, and results-driven Investment Advisor specializing in the sale of multifamily properties throughout the East Bay. With over 7 years of commercial real estate experience, Randell is a key member of the Mitchell Warren Team at NAI Northern California, where he has helped facilitate transactions contributing to over \$300 million in total team transaction volume.

Randell brings a strong foundation in negotiation, underwriting, and client advocacy, paired with over a decade of prior customer-facing experience that ensures a smooth, transparent transaction process from start to finish. His entrepreneurial background, having founded and operated Delta Computer Service for over seven years, has shaped his disciplined, solution-oriented approach to business and deal execution.

Leveraging NAI Northern California's best-in-class research, marketing, and technology platforms, along with guidance from seasoned mentors, Randell delivers measurable results for property owners and investors. He also provides added value by effectively facilitating transactions across Hispanic cultural and language barriers, helping clients navigate complex deals with confidence and clarity.

Recent Transactions

- 41 Units, 524-530 8th St, Oakland | \$4,100,000
- 7 Units, 2015 Vine St, Berkeley | \$1,700,000
- 24 Units, 174 41st St, Oakland | \$5,750,000
- 6 Units, 1212 12th St, Oakland | \$1,895,000
- 44 Units, 888 Vermont St, Oakland | \$14,000,000
- 25 Units, 3535 Brook St, Lafayette | \$12,000,000
- 19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
- 50,008 SF, 2648 International Blvd, Oakland | \$10,450,000
- 88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000
- 11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
- 8 Units, 1205 International Blvd, Oakland | \$1,375,000



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GLOBAL REACH. LOCAL EXPERTISE.

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